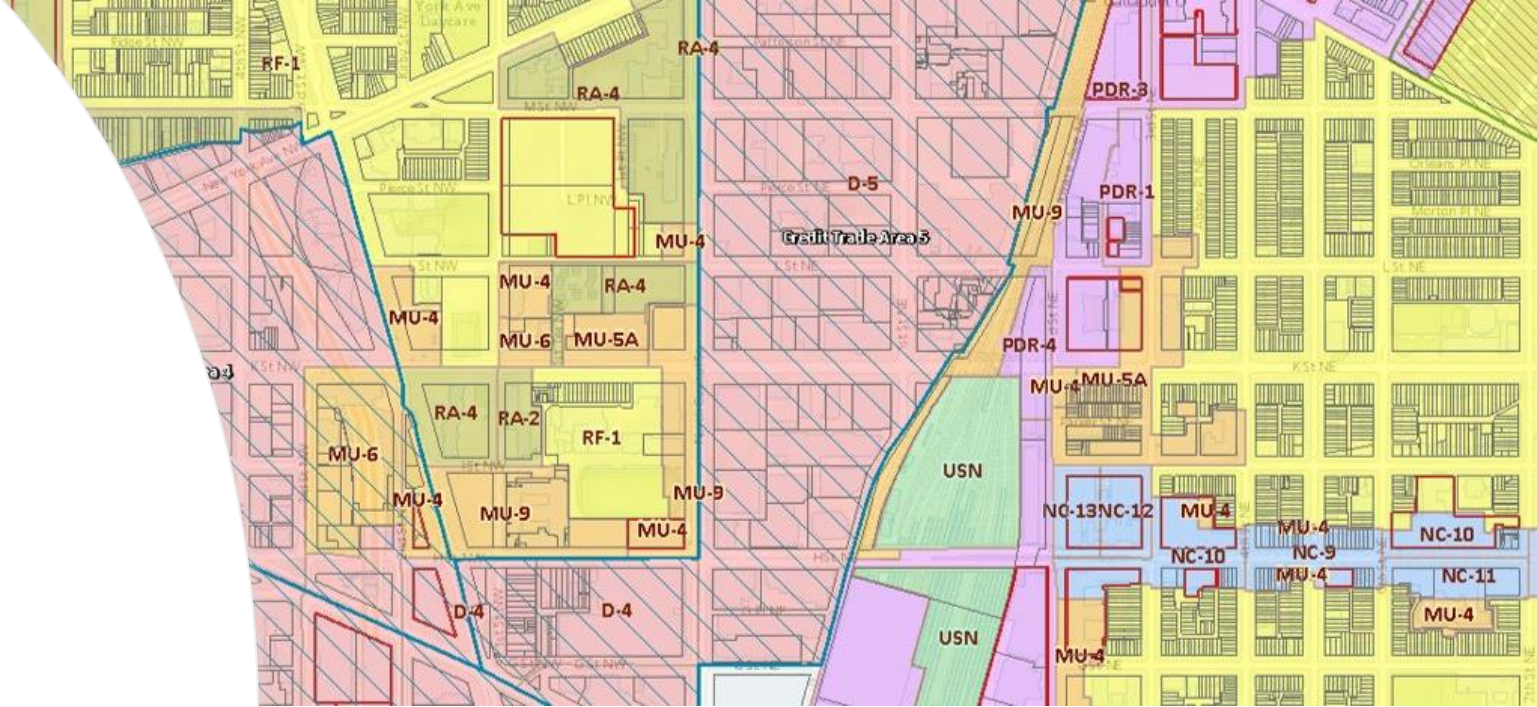


© 2006 The Authors

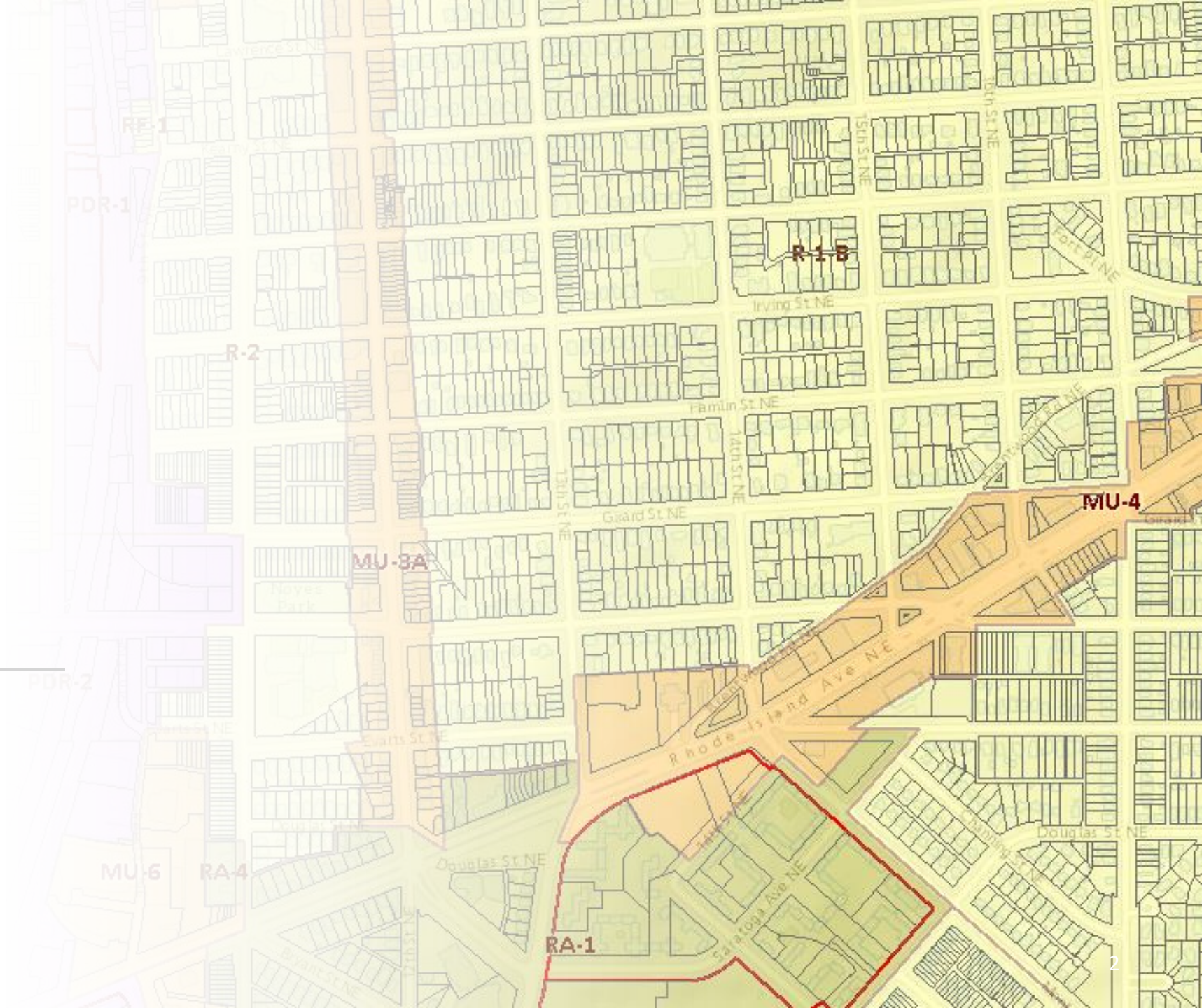
June 2022



ANC

Advisory Neighborhood Commission

General Overview of the Zoning Process



WHAT IS ZONING?

- Zoning is the process of dividing land into zones to regulate:
 - Uses that are allowed, conditionally allowed, or prohibited (Use Categories)
 - The bulk, size, and placement of buildings (Development Standards)

Zones Under 2016 Zoning Regulations

Residential	Residential Flat	Mixed-Use	Mixed-Use	Neighborhood Commercial	Downtown	Special Purpose
R-1-A	RF-1	MU-1	MU-20	NC-1	RA-2	SEFC-1
R-1-B	RF-2	MU-2	MU-21	NC-2	D-1-R	SEFC-2
R-2	RF-3	MU-3A	MU-22	NC-3	D-2	SEFC-3
R-3	RF-4	MU-3B	MU-23	NC-4	D-3	SEFC-4
R-6	RF-5	MU-4	MU-24	NC-5	D-4	USN
R-7		MU-5A	MU-25	NC-6	D-4-R	HE-1 - HE-4
R-8		MU-5B	MU-26	NC-7	D-5	CG-1
R-9		MU-6	MU-27	NC-8	D-5-R	CG-2
R-10	Residential Apartment	MU-7	MU-28	NC-9	D-6	CG-3
R-11	RA-1	MU-8	MU-29	NC-10	D-6-R	CG-4
R-12	RA-2	MU-9		NC-11	D-7	CG-5
R-13	RA-3	MU-10	Production, Distribution, & Repair	NC-12	D-8	CG-6
R-14	RA-4	MU-11		NC-13		CG-7
R-15	RA-5	MU-12		NC-14		StE-1 - StE-19
R-16	RA-6	MU-13	PDR-1	NC-15		ARTS-1
R-17	RA-7	MU-14	PDR-2	NC-16		ARTS-2
R-19	RA-8	MU-15	PDR-3	NC-17		ARTS-3
R-20	RA-9	MU-16	PDR-4			ARTS-4
R-21	RA-10	MU-17	PDR-5			RC-1
		MU-18	PDR-6			RC-2
		MU-19	PDR-7			RC-3
						WR-1 - WR-8

Use Categories

Agriculture, Large
Agriculture, Residential
Animal Sales, Care, Boarding
Antennas
Arts, Design, Creation
Basic Utilities
Chancery
Community-Based Inst'l Facility
Daytime Care
Eating and Drinking Establishment
Education, College/University
Education, Private
Education, Public
Entertainment, Assembly, Arts
Firearm Sales
Institutional, General
Institutional, Religious
Government, Large Scale

Government, Local
Lodging
Marine
Medical Care
Motor Vehicle Related
Office
Parking
Parks and Recreation
Production, Distribution,
Repair
Residential
Retail
Service, General
Service, Financial
Sexually-Oriented Business
Transportation Infrastructure
Waste-Related Services



Development Standards

Lot Width

Pervious Surface

Lot Area

Maximum Number of Units

Height

Courts

Lot Occupancy

Penthouses

Front Setback

Floor Area Ratio

Rear Yard

Green Area Ratio

When thinking about a development project . . .

- What zone is it in?
- What uses are permitted in that zone?
- What are the development standards for that zone?



ZONING MAPS AND REGULATIONS













- Zones are shown on the Official Zoning Map on the Office of Zoning website
- Requirements of the zones (Uses, Development Standards) are reflected in the Zoning Regulations (Title 11 DCMR)

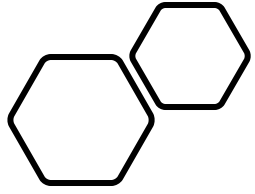


G	A-1
AUTHORITY AND APPLICABILITY	A-1
INTRODUCTION TO TITLE 11	A-2
ENACTMENT AND TITLE	A-2
INTERPRETATION AND APPLICATION.....	A-3
VESTED RIGHTS UNDER THE PREVIOUS 1958 ZONING REGULATIONS, AS AMENDED.	A-5
ADMINISTRATIVE AND ZONING REGULATIONS	A-7
CODE ORGANIZATION	A-7
RELATIONSHIP OF GENERAL SUBTITLES TO LAND USE SUBTITLES	A-8
ZONE DISTRICTS.....	A-8
DEVELOPMENT STANDARDS	A-9

ZONING REGULATIONS

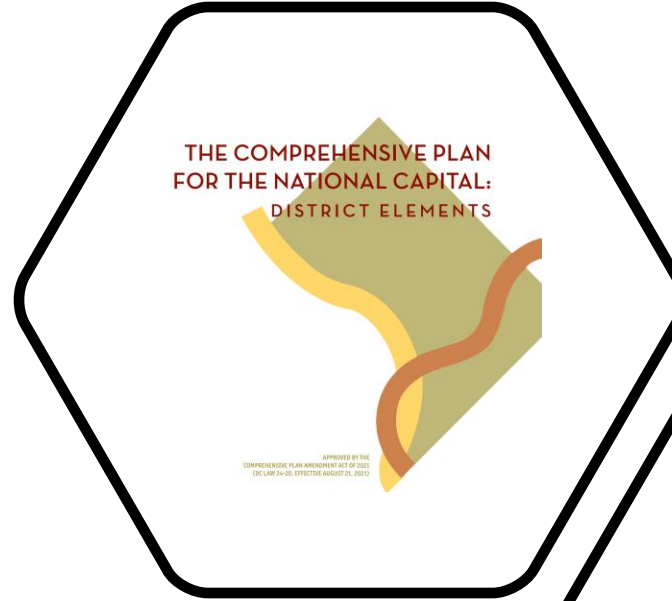
- Zoning Regulations of 2016 (ZR16), organized into 16 Subtitles
- Zoning Regulations of 1958 (ZR58), organized into 35 chapters, still on books.

Zoning Regulations of 2016	Zoning Regulations of 1958
 SUBTITLE A AUTHORITY AND APPL	▶ CHAPTER 1 THE ZONING REGULATIONS
 SUBTITLE B DEFINITIONS, RULES C	▶ CHAPTER 2 R-1 RESIDENCE DISTRICT USEREGULATIONS
 SUBTITLE C GENERAL RULES	▶ CHAPTER 3 R - 2, R - 3, R - 4, AND R - 5 RESIDENCEDISTRICT USE REGULATIONS
 SUBTITLE D RESIDENTIAL HOUSE	▶ CHAPTER 4 RESIDENCE DISTRICT: HEIGHT, AREA, AND DENSITY REGULATIONS
 SUBTITLE E RESIDENTIAL FLATS (F	▶ CHAPTER 5 SPECIAL PURPOSE DISTRICTS
 SUBTITLE F RESIDENTIAL APARTM	▶ CHAPTER 6 MIXED USE (COMMERCIAL RESIDENTIAL) DISTRICTS
 SUBTITLE G MIXED USE (MU) ZONI	▶ CHAPTER 7 COMMERCIAL DISTRICTS
 SUBTITLE H NEIGHBORHOOD MIX	▶ CHAPTER 8 INDUSTRIAL DISTRICTS
 SUBTITLE I DOWNTOWN ZONES	▶ CHAPTER 9 WATERFRONT DISTRICTS
 SUBTITLE J PRODUCTION, DISTRIE	▶ CHAPTER 10 MIXED USE DIPLOMATIC OVERLAY DISTRICT AND CHANCERY USES
 SUBTITLE K SPECIAL PURPOSE ZO	▶ CHAPTER 11 HOTEL- RESIDENTIAL INCENTIVE OVERLAY DISTRICT
 SUBTITLE U USE PERMISSIONS	
 SUBTITLE W SPECIFIC ZONE BOUI	
 SUBTITLE X GENERAL PROCEDUR	
 SUBTITLE Y BOARD OF ZONING AI	
 SUBTITLE Z ZONING COMMISSION	
 Text Amendments	



ZONING v. PLANNING

- Zoning actions implement the long-term goals set in the Comprehensive Plan (Title 10-A DCMR)
- Comprehensive Plan (CP) developed by Office of Planning (OP)
- CP includes Generalized Policy Map, Future Land Use Map (FLUM); City-Wide Elements (Land Use, Transportation, Housing, etc.), Area Elements



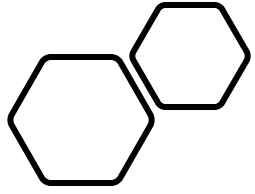
PARTICIPANTS IN THE ZONING PROCESS

Zoning Commission (ZC): Adopts and amends the Zoning Regulations and Zoning Map; also hears contested cases, such as Planned Unit Developments (PUDs) and Design Review

Board of Zoning Adjustment (BZA): Hears cases related to requests for zoning relief and appeals of administrative decisions related to zoning

DC Office of Zoning (DCOZ): Provides professional, technical, and administrative assistance to the ZC and the BZA in support of their oversight and adjudication of zoning matters in the District



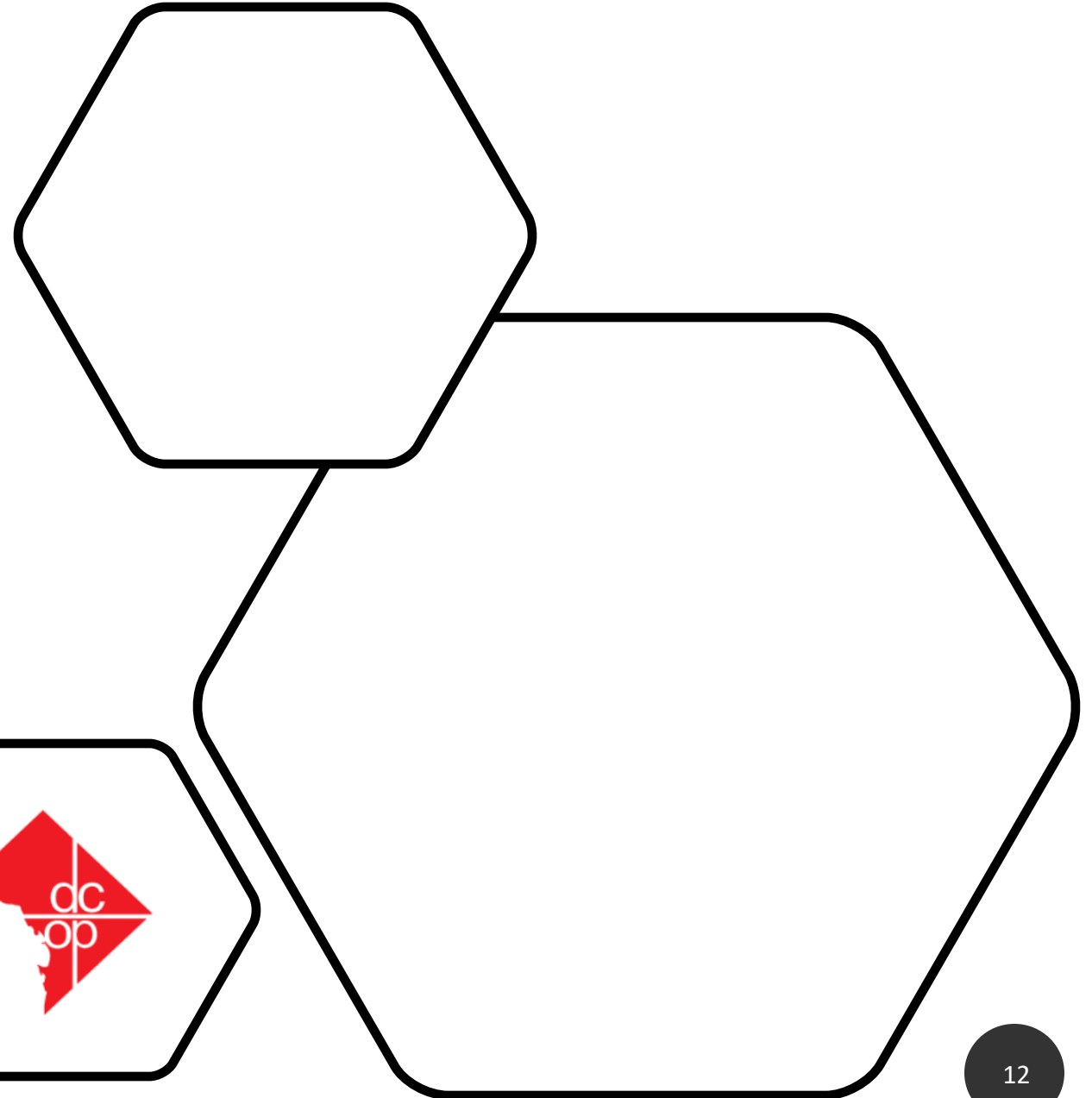


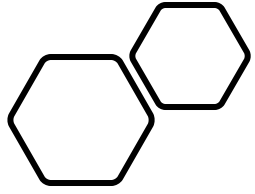
PARTICIPANTS IN THE ZONING PROCESS

Office of the Zoning Administrator within the Department of Consumer and Regulatory Affairs (**DCRA**): Administers and enforces the Zoning Regulations, as well as ZC and BZA orders. The ZA also handles code enforcement.

Office of Planning (OP): Central planning agency for the District – OP submits written recommendations on cases before the ZC and BZA.

Advisory Neighborhood Commissions (ANCs): Elected bodies comprised of officials who provide formal citizen participation and review at the neighborhood level.

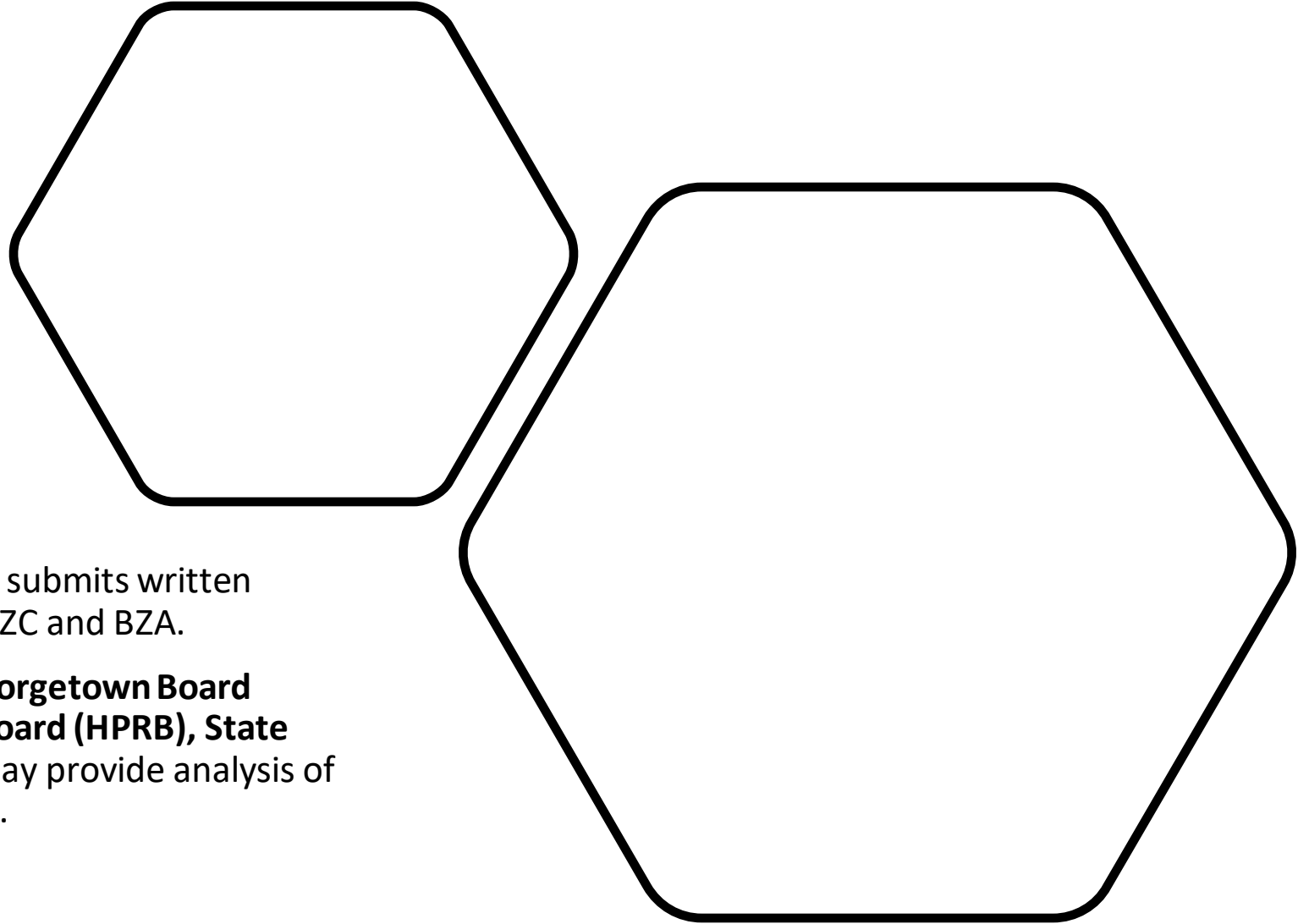




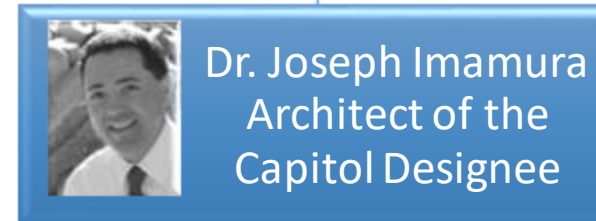
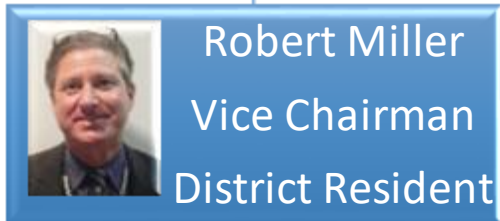
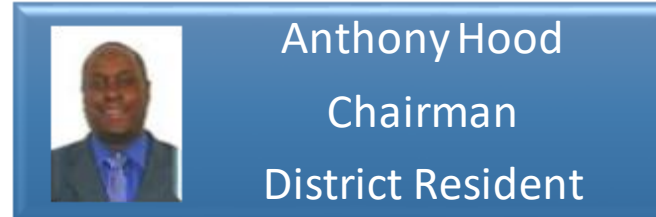
PARTICIPANTS IN THE ZONING PROCESS

Department of Transportation (DDOT) submits written recommendations on cases before the ZC and BZA.

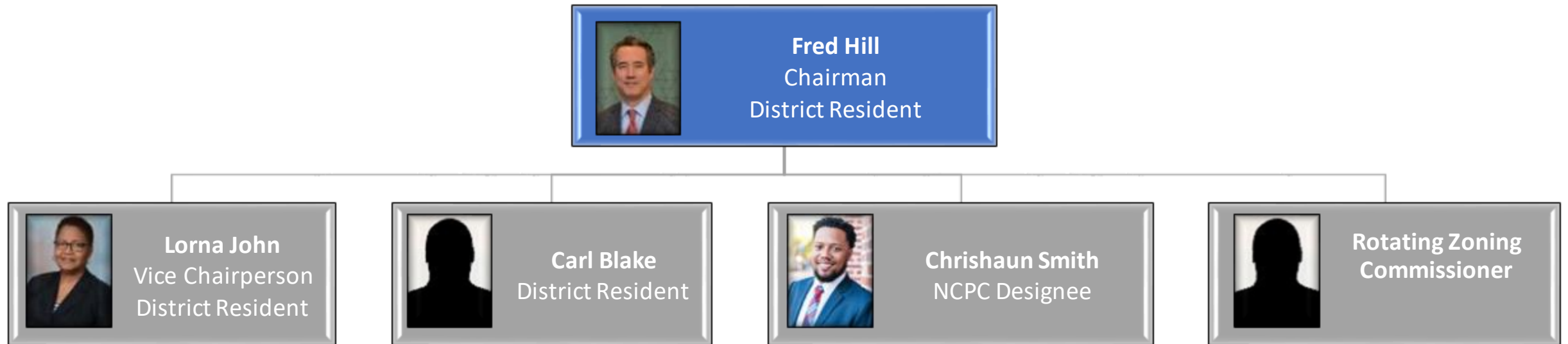
Commission of Fine Arts (CFA)/Old Georgetown Board (OGB), Historic Preservation Review Board (HPRB), State Historic Preservation Officer (SHPO) may provide analysis of impacts on historic districts, landmarks.



Current Zoning Commission



Current Board of Zoning Adjustment



STRUCTURE OF THE ZONING REGULATIONS OF 2016

Subtitle A Zoning Authority

- Administration and Enforcement
- Vesting

Subtitle B Definitions

- Definitions
- Use Categories
- General rules of measurement

Subtitle C General Rules

- Pervious Surface and Green Area Ratio
- Parking & Loading
- Inclusionary Zoning



Welcome to District of Unofficial 11 DCMR (Zoning Regulations)

Please note this is a courtesy "Unofficial" version of the Zoning Regulations of 2016. The Official version of the Zoning Regulations of 2016, as amended, can be found on the website of the Office of Documents and Records at dcregs.dc.gov. To view pending proposed rules, click on the "Pending Text" menu button. To submit comments, please check the calendar to see if the record is still open for comments. You can submit comments directly to the Office of Zoning via e-mail to ZCSubmissions@dc.gov.

STRUCTURE OF THE ZONING REGULATIONS OF 2016



Subtitle D

Residential
House (R)

- R-1-A through R-21

Subtitle E

Residential
Flat (RF)

- RF-1 through RF-5

Subtitle F

Residential
Apartment (RA)

- RA-1 through RA-10

Welcome to District of Unofficial 11 DCMR (Zoning Regulations)

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STRUCTURE OF THE ZONING REGULATIONS OF 2016

Subtitle G
Mixed Use (MU)

- MU-1 through MU-29

Subtitle H
Neighborhood
Mixed Use (NC)

- NC-1 through NC-17

Subtitle I
Downtown (D)

- D-1-R through D-8



Welcome to District of Unofficial 11 DCMR (Zoning Regulations)

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STRUCTURE OF THE ZONING REGULATIONS OF 2016

Subtitle J

Production, Distribution,
and Repair (PDR)

- PDR-1 through PDR-7

Subtitle K

Special Purpose Zones

- SEFC, ARTS, USN, CG, WR



Welcome to District of Unofficial 11 DCMR (Zoning Regulations)

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STRUCTURE OF THE ZONING REGULATIONS OF 2016

Subtitle U
Use Permissions

- Use groups
- Matter-of-right uses
- Special exception uses

Subtitle W
Specific Zone
Boundaries

- Boundaries for specific zone districts



Welcome to District of Unofficial 11 DCMR (Zoning Regulations)

Please note this is a courtesy "Unofficial" version of the Zoning Regulations of 2016. The Official version of the Zoning Regulations of 2016, as amended, can be found on the website of the Office of Documents and Records at dcregs.dc.gov. To view pending proposed rulemaking, click on the "Pending Text" menu button. To submit comments, please check the case number to see if the record is still open for comment. You can submit comments directly to the Office of Zoning via e-mail to ZCSubmissions@dc.gov.

STRUCTURE OF THE ZONING REGULATIONS OF 2016

Subtitle X

General Procedures

- Procedures for PUDs, Campus Plans, Map Amendments
- Standards for variances and special exceptions

Subtitle Y

BZA Rules of Practice and Procedure

- Application & notice requirements
- ANC Report Information
- Hearing / post-hearing procedures

Subtitle Z

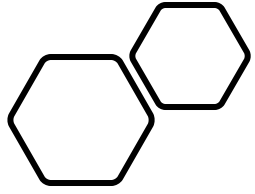
ZC Rules of Practice and Procedure

- Application & notice requirements
- ANC Report Information
- Hearing / post-hearing procedures



Welcome to District of Unofficial 11 DCMR (Zoning Regulations)

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HOW ZONING WORKS

What is "**matter-of-right**"?

When a property owner wants to:

- Build something on their land
- Establish a new use on their property

If the Zoning Regulations allow the use or project:

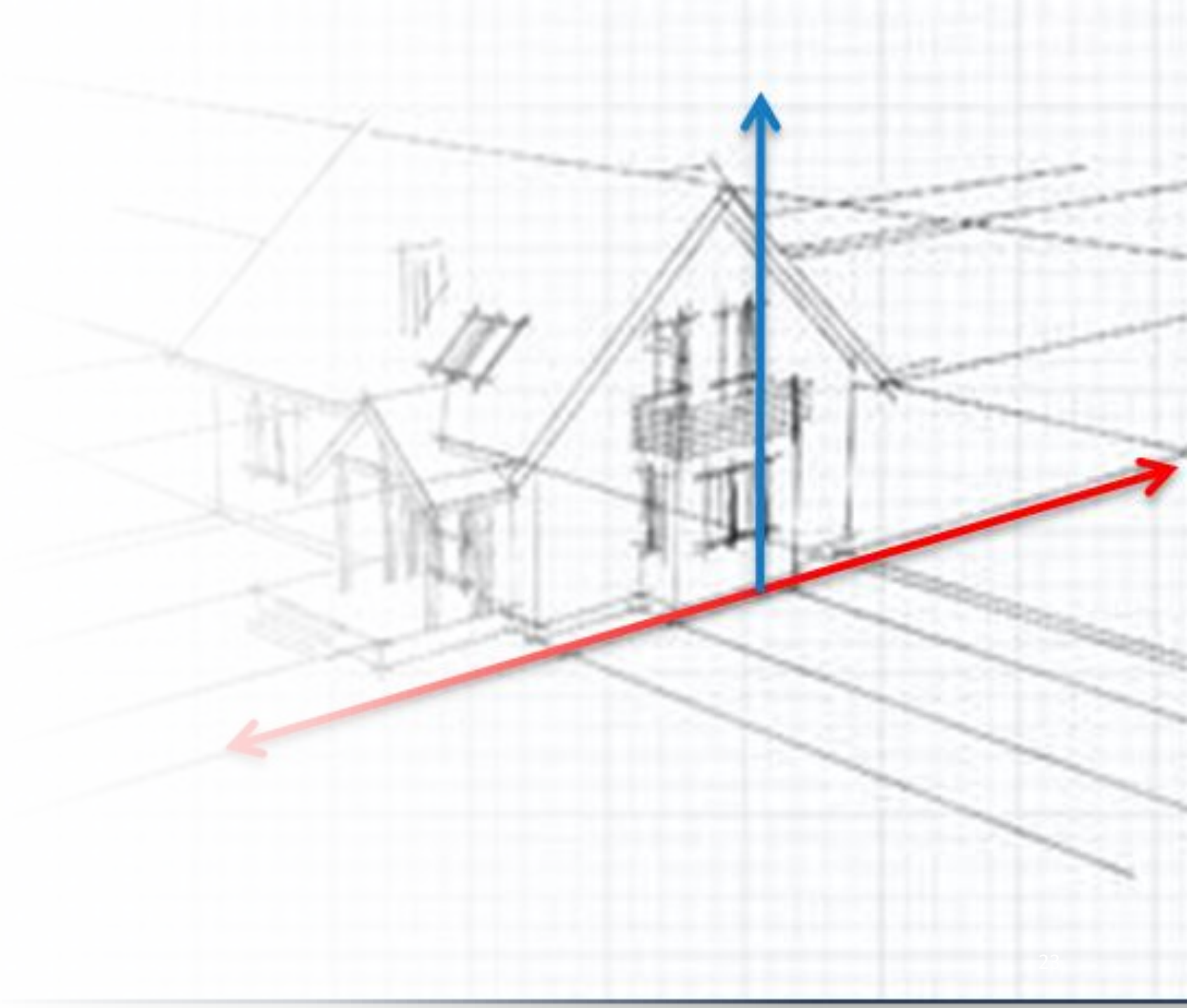
- The property owner will apply for a Building Permit or Certificate of Occupancy with DCRA; no zoning relief required.



HOW ZONING WORKS

If the Zoning Regulations do not allow the project as a matter of right:

- The Property Owner must be granted zoning relief from ZC or BZA in order to move forward
- Requests for zoning relief
 - Can be special exceptions or variances (BZA)
 - Can be PUDs, design review approvals, etc. (ZC)





ZC & BZA Cases

An Overview of Case Types

GENERAL CASE TYPES

The BZA and ZC consider two general case types:

- **Rulemaking (ZC):**
 - Includes amendments to the Zoning Regulations and some amendments to the Zoning Map
 - Deals with matters of policy – “Petitions”
- **Contested Case (ZC and BZA):**
 - Includes requests for zoning relief, planned unit developments, and some amendments to the Zoning Map
 - Deals with a specific project and parties – “Applications”



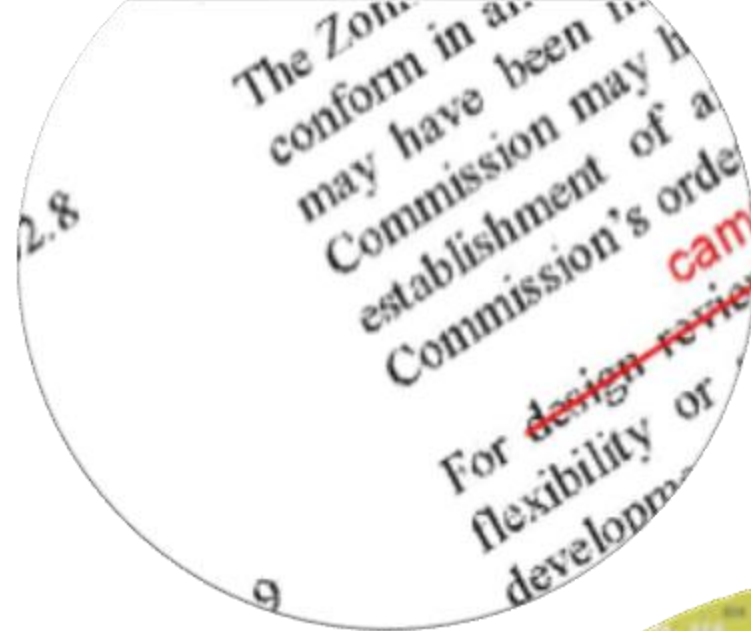
Types of ZC Cases

- **Text Amendment**

- Petition to change the text of the Zoning Regulations
- Follows rulemaking procedures

- **Map Amendment:**

- Application/Petition to change the zone designation of a property; it can also include adding a new Zone District to an area.
- Could be a rulemaking or a contested case, depending on the circumstance



Types of ZC Cases

Planned Unit Development (PUD):

- Review process for larger developments to ensure high quality development and public benefits

Campus Plan:

- Special exception review for large institutional uses, such as universities and hospitals

Design Review:

- Review of a building, structure or use that warrants special attention due to particular or unique characteristics of an area or project

Airspace Development:

- Reviews of development in the airspace above public streets and alleys



Types of BZA Cases

Special Exception

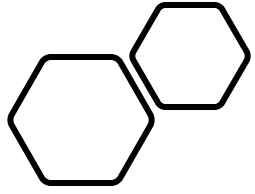
- Request to waive or deviate from an area or use requirement that is permitted in a zone, subject to specified criteria or conditions
 - Focuses on: *what are the potential adverse impacts?*



Variance (Area or Use)

- Request to waive or deviate from an area or use requirement that is not allowed by special exception; focuses on:
 - What is exceptional or unique about the property?
 - How is that uniqueness causing practical difficulty or undue hardship?
 - What are the potential adverse impacts on neighbors and the zone plan?





BZA ZONING RELIEF REQUESTS

- **Self-Certification:**
 - An attorney or architect licensed in the District files a Form 130 that certifies the zoning relief required for the proposed use or the proposed structure.
- **ZA Memorandum:** The ZA at DCRA provides a statement of the zoning relief required.

ITEM	EXISTING USE	PROPOSED USE	ZONING CODE
1. Main Building	Office	Office	Office
2. Parking Garage	Office	Office	Office
3. Elevator Lobby	Office	Office	Office
4. Elevator Lobby	Office	Office	Office
5. Elevator Lobby	Office	Office	Office
6. Elevator Lobby	Office	Office	Office
7. Elevator Lobby	Office	Office	Office
8. Elevator Lobby	Office	Office	Office
9. Elevator Lobby	Office	Office	Office
10. Elevator Lobby	Office	Office	Office
11. Elevator Lobby	Office	Office	Office
12. Elevator Lobby	Office	Office	Office
13. Elevator Lobby	Office	Office	Office
14. Elevator Lobby	Office	Office	Office
15. Elevator Lobby	Office	Office	Office
16. Elevator Lobby	Office	Office	Office
17. Elevator Lobby	Office	Office	Office
18. Elevator Lobby	Office	Office	Office
19. Elevator Lobby	Office	Office	Office
20. Elevator Lobby	Office	Office	Office



Types of BZA Cases

Appeals

- A challenge of the decision of any administrative officer or body related to the enforcement or administration of the Zoning Regulations

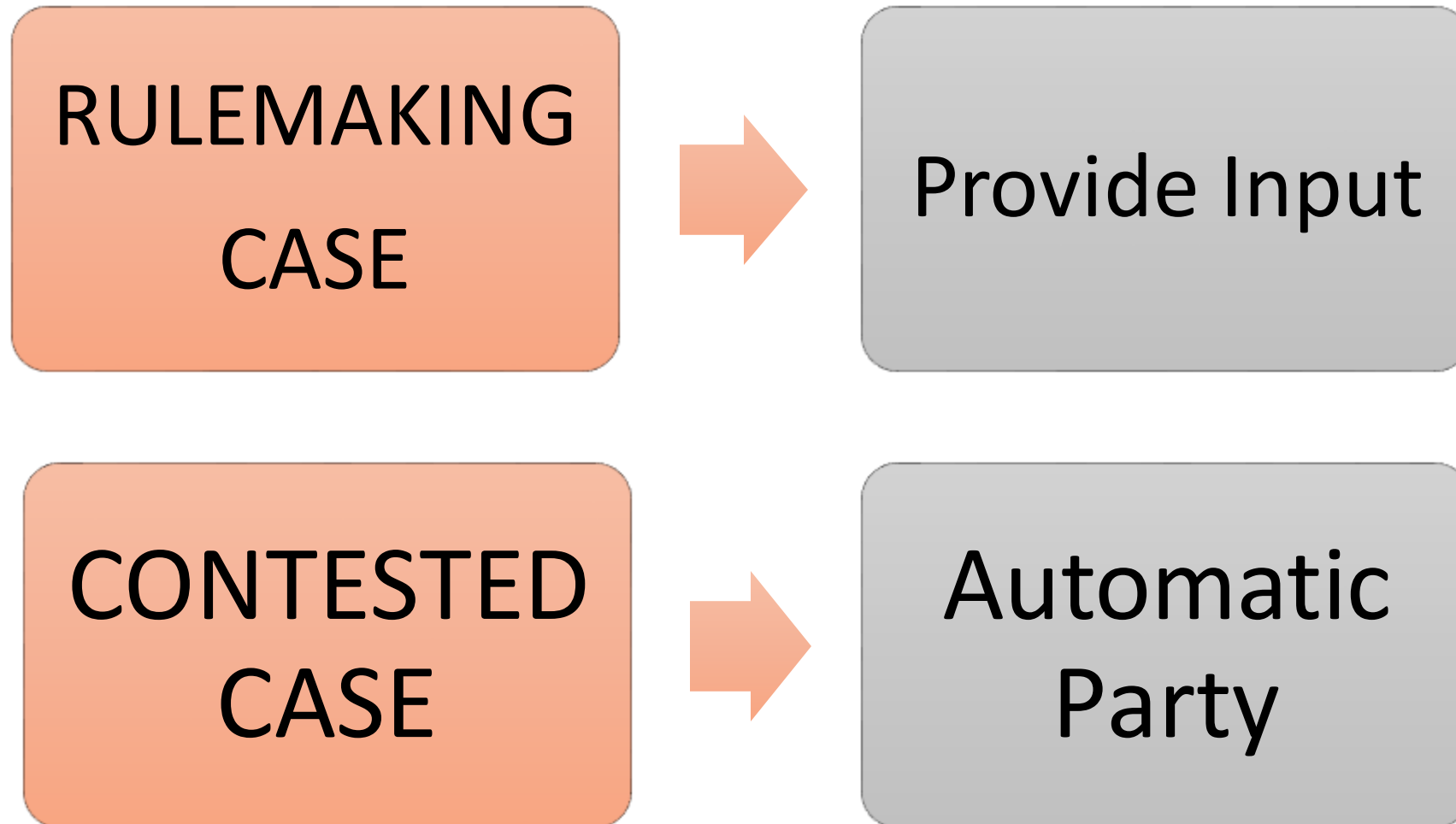
Foreign Missions:

- A request by a chancery to relocate or modify its building
 - Follows rulemaking procedures



ANC Participation in Zoning Cases

WHAT IS THE ANC'S ROLE?



WHAT IS THE ANC'S ROLE?

An *Affected ANC*, as an automatic party, may:

- Submit written comments (ANC report);
- Give testimony;
- Present witnesses;
- Cross examine other parties and witnesses; and
- Ask for rehearing or reconsideration of a final decision

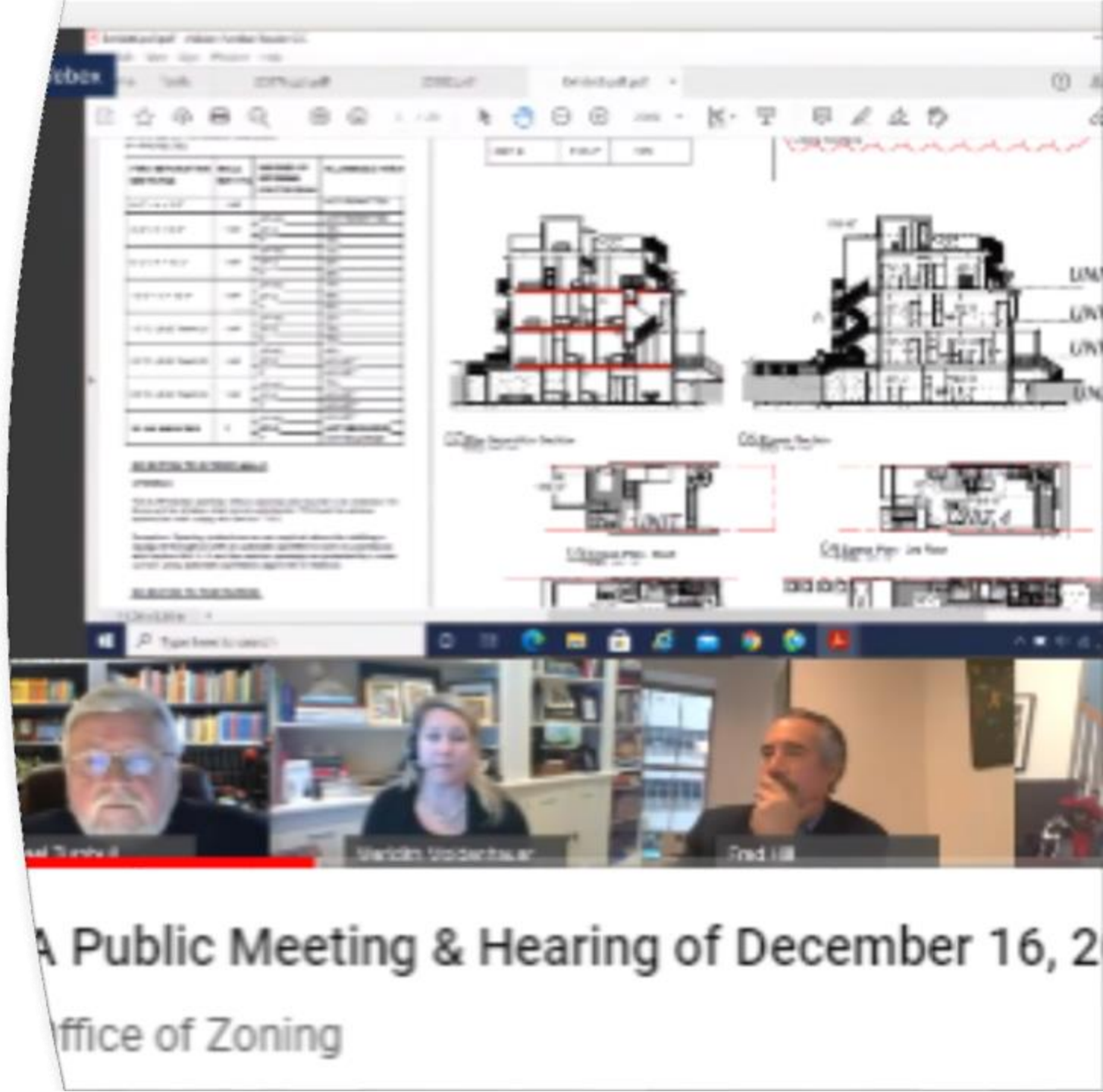
RESEARCHING A CASE

- **Interactive Zoning Information System (IZIS):**
<https://dcoz.dc.gov/service/interactive-zoning-information-system>

PARTICIPATE IN A HEARING

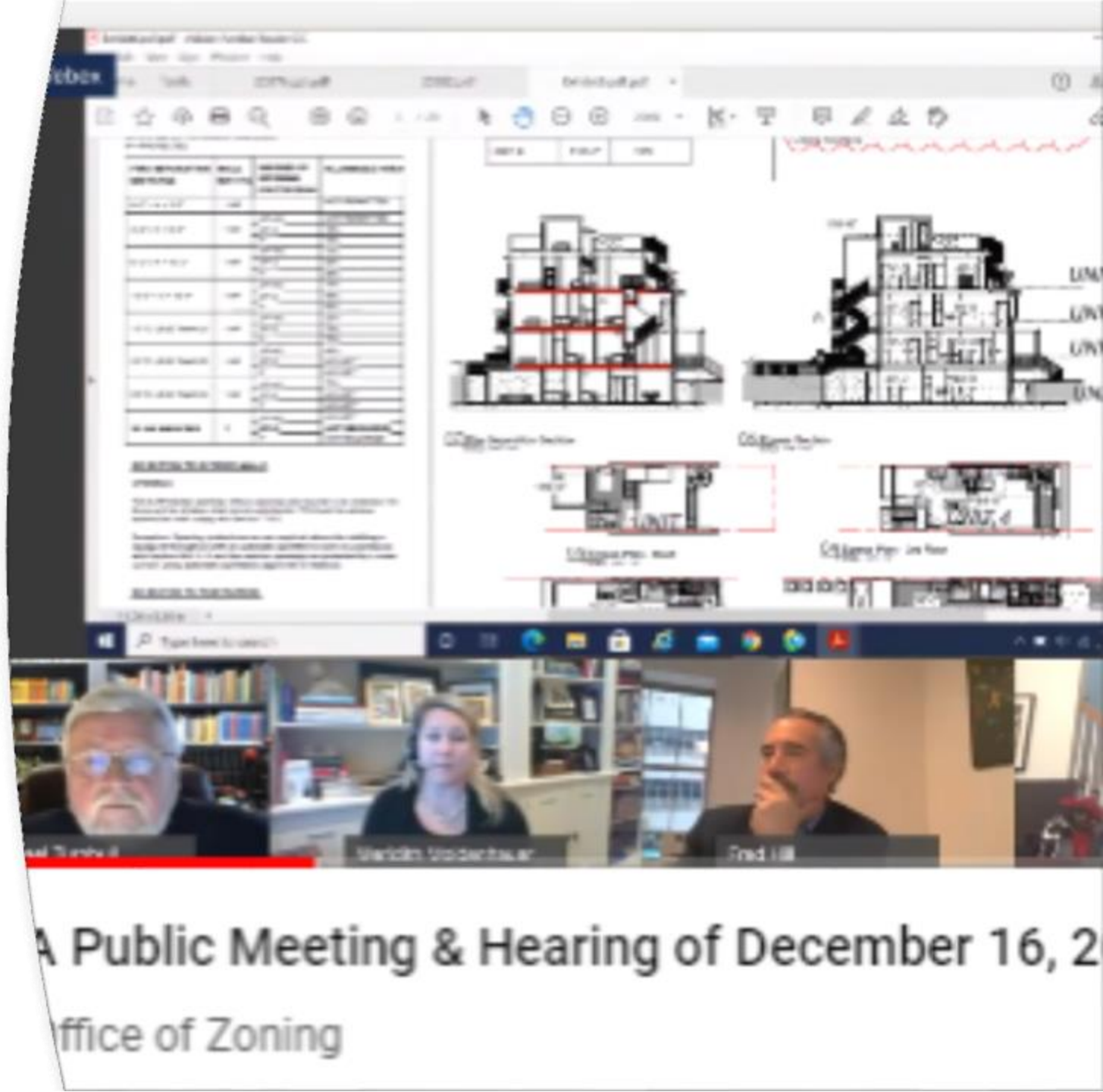
- At the public hearing, the ZC and BZA take testimony from the Applicant, OP, and any other parties to the case
- Affected ANC(s) are parties and may present testimony and cross-examine other parties
- The public may provide testimony

NOTE: When the ZC or BZA hold a meeting, it is to deliberate on and decide cases. No public testimony is taken at that time.



PARTICIPATE IN A HEARING

- Designate a representative in the ANC report
- File written report at least 7 days before hearing (can be waived)
- Sign up to testify
- For virtual hearings, you can participate by video or phone
 - BZA or ZC staff will provide instruction





Updates for 2022

UPDATES IN 2021-2022

Regulatory Changes and Virtual Hearing Procedures

OFFICE OF ZONING LEGAL DIVISION

Functions of Land Use Division of Office of Attorney General (OAG) transferred to new Office of Zoning Legal Division (OZLD), which now drafts orders for ZC and BZA; OAG attorneys transferred to OZLD.

VIRTUAL HEARINGS

The BZA and ZC will continue to hold all public hearings and meetings virtually via Webex for the indefinite future.

Virtual Hearings

HOW TO WATCH OR LISTEN

Watch live via Webex, YouTube; listen via phone

Recording available next day on DCOZ Website and on YouTube

HOW TO SIGN UP TO PARTICIPATE

Fill out form on DCOZ website

- <https://dcoz.dc.gov/service/sign-testify>

Or, sign up with DCOZ staff

- ZC: 202-727-0340
- BZA: 202-727-5471



Webex Meetings



Virtual Hearings

Virtual Hearing Procedures

Subtitle Y § 103.13 and Subtitle Z § 103.13

- Sign up in advance to testify
- No “live video” during testimony
- Request to reopen record if technical difficulties
- All submissions except for official ANC Reports must be submitted at least 24 hours prior to Hearing



Interactive Zoning Information System (IZIS)

Searching Case Records:

<https://app.dcoz.dc.gov/CaseReport/CaseSearch.aspx>

Filing a Case / Uploading Documents:

<https://app.dcoz.dc.gov/Login.aspx>

Review Case Records

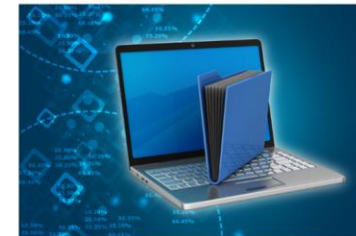


Use the case search page to access case information,

A Username and Password are not required to use this

[Go to Case Records >](#)

File, Manage, and Submit Cases



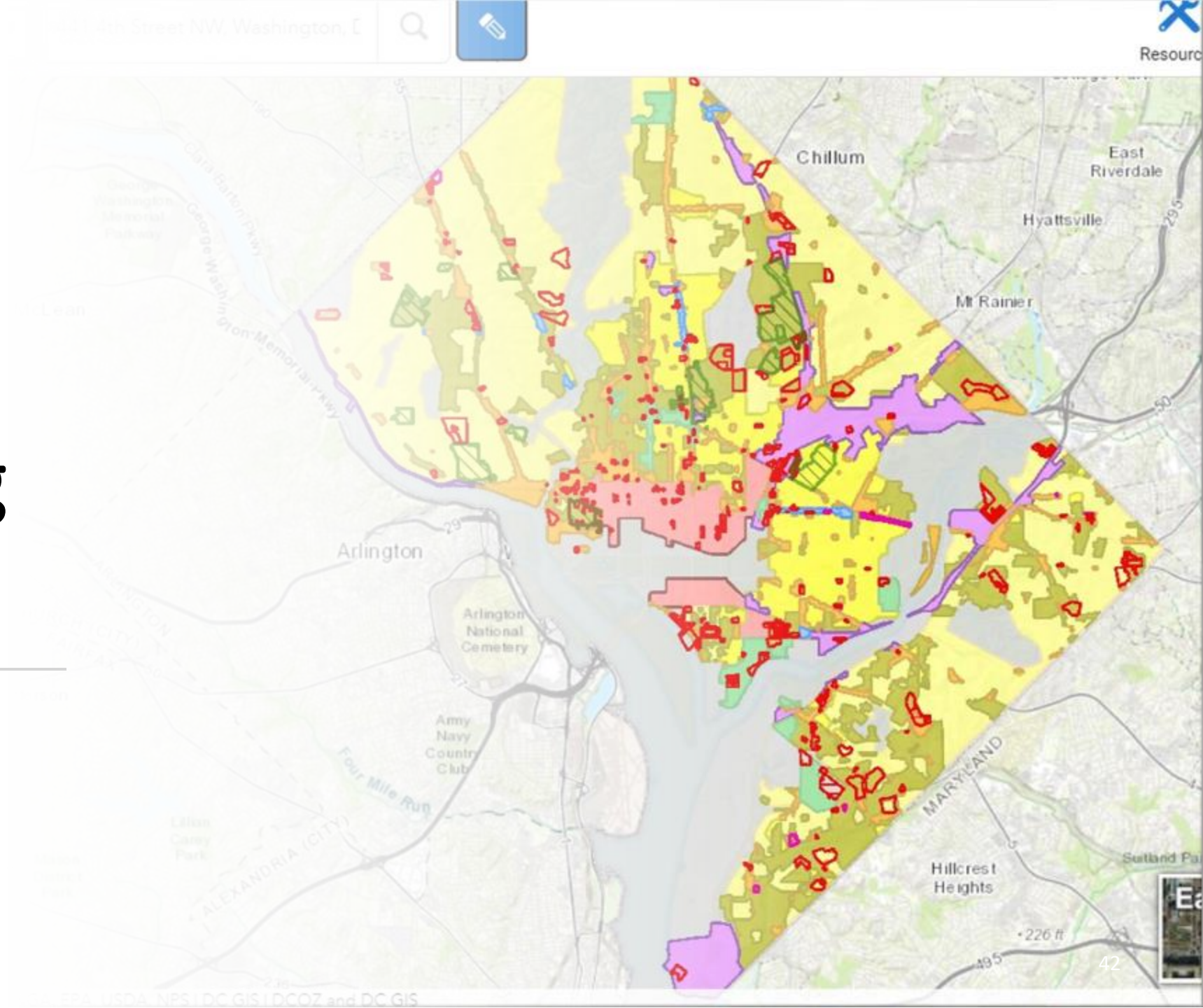
Login to IZIS to file and manage, or to submit documents or cc

A Username and Password are required to use this system.

[Go to File & Manage Cases >](#)

Official Zoning Map

<https://maps.dcoz.dc.gov/zr16>



DCOZ Website


Office of Zoning Website:

<http://dcoz.dc.gov/>

Virtual Hearing Links and Information:


<http://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings>

Click to add text




[Watch the ZC and BZA Virtual Hearings and Meetings Live](#)

Members of the public are invited to virtually join Zoning Commission and Board of Zoning Adjustment Public Meetings and Hearings. [Click here to learn more.](#)



[ZC Racial Equity Analysis Tool](#)

The Zoning Commission (ZC) has released its initial racial equity analysis tool. [Click here for more information.](#)



[Virtual Public Hearing Information](#)

[Click here for information on how to view and engage with public hearings.](#)

Prev ● ● ● ● ● ● ● Next ▶ ||

Featured Services



[Live Virtual ZC/BZA Hearings/Meetings](#)

Interested in watching a virtual public hearing or meeting? Visit the ZC and BZA virtual hearings...



[ZC/BZA Calendar](#)

View the Zoning Commission and Board of Zoning Adjustment Hearing and Meeting Calendar.



[View the Zoning Regulations](#)

View the Zoning Regulations of 2016 or 1958.



[Interactive Zoning Information System](#)

Review Case Records/File, Manage, and Submit in Cases.



[Zoning Maps of the District of Columbia](#)

Click here to view the DC Zoning Map and look up Zone District information for any property.



[Sign Up to Testify](#)

Sign up to testify in a public hearing.

[More Services >](#)

QUESTIONS?

Please feel free to contact us:

James Moeller, General Counsel

james.moeller@dc.gov / 202-805-7507

Sharon Schellin, Secretary to the Zoning Commission

sharon.schellin@dc.gov / 202-727-0340

Clifford Moy, Secretary to the Board of Zoning Adjustment

clifford.moy@dc.gov / 202-727-0348

Zelalem Hill, Special Assistant, ANC Liaison

zelalem.hill@dc.gov / 202-727-0312